



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 14, 2016

REQUEST: Major Subdivision Final Plans/ 5300 Holabird Avenue

RECOMMENDATION: Approval

STAFF: Matthew DeSantis, AICP

PETITIONER: Chesapeake Real Estate Group c/o Whit McCuaig

OWNER: Relp Holabird, LLC

SITE/GENERAL AREA

Site Conditions: 5300 Holabird Avenue is located on the north side of the street, and roughly occupies the western half of the space between I-95/I-895 and Broening Highway that is south of Cardiff Avenue. The site contains 45.976± acres in total. The site is the former home of the Sun Products factory. It is zoned M-3 and is currently in use as a warehousing and distribution facility. The intended development on the site is an expansion of this current use.

General Area: This site is located in the Canton Industrial Area and is surrounded by other industrial uses. The adjacent property to the east is also being developed for warehousing and distribution, and the Amazon fulfillment center is located just to the south of this property.

HISTORY

- The Southeastern Neighborhoods Development Master Plan was enacted on April 21, 2005, which included the subject property.

ANALYSIS

Project: This proposal is to subdivide 5300 Holabird Avenue into five (5) lots for the overall development of three buildings totaling 813,600 square feet of warehousing/distribution space. The site currently is developed with one building comprising 306,580 square feet. Two (2) of the lots will be for the buildings, one (1) lot will be dedicated as a right-of-way to provide frontage, one (1) lot will be used for parking, and one (1) lot will be created so that it may be conveyed to a neighboring property owner. This transfer is a quid-pro-quo, as the neighboring property owner is conveying a small portion of their property along Holabird Avenue to the applicant so as to enable the creation of the necessary right-of-way.

In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): This project was reviewed by the SPRC on August 5, 2015 and given approval.

Elevations: Elevations have been provided for the proposed Building 1. The proposed warehouse building will be between 40' to 44' in height. The walls will be concrete with textured coating and paint.

Landscaping: This project triggers the Forest Conservation program, and the proposed plan complies with the program requirements.

Zoning Regulations: This project does not require any variances or conditional use approvals.

Subdivision Regulations: This project complies with the requirements of the Rules and Regulations for Land Subdivision within the City of Baltimore.

Community Notification: The Baltimore Industrial Group has been notified.



Thomas J. Stosur
Director